

**CITY OF CALEXICO  
PLANNING COMMISSION  
SPECIAL MEETING**

January 18, 2022  
12:00 P.M.  
Calexico City Hall  
Fernando "Nene" Torres Council Chambers  
608 Heber Avenue  
Calexico, CA 92231

Planning Commissioners:

Bill Hodge, Chairperson  
Daniela Flores, Vice-Chairperson  
Jose Alejos, Secretary  
Marcos Dylan Castillo, Commissioner  
Jose Hinojosa, Commissioner

City Council Members

Javier Moreno, Mayor  
Camilo Garcia, Mayor Pro-Tem  
Raul Ureña, Council Member  
Gloria G. Romo, Council Member  
Rosie Arreola-Fernandez, Council Member

City Manager

Miguel Figueroa

Planning Staff

Lisa Tylenda, Development Services Director

**AGENDA**

**CALL TO ORDER**

Due to the Declaration of Emergency, this meeting is being held pursuant to authorization from the Governor's Executive Orders some or all of the Planning Commission members may participate in this meeting by teleconference as authorized by Executive Order N-29-20 issued by the Governor of California on March 17, 2020.

*Pursuant to guidelines from Imperial County Public Health Director Janette Angulo, Planning Commission meetings are now open for public attendance at 100% of capacity of the council chambers and all persons entering City Hall will be required to wear a facemask.*

**Join Zoom Meeting**

<https://us06web.zoom.us/j/84809879525?pwd=OWxGTjhacDU1bGViczNFWEVjU1h1Zz09>

Meeting ID: 848 0987 9525

Passcode: 569780

By Phone: (669) 900 6833 US

Members of the public will be able to make public comments in the following ways:

- 1) Submit public comments via email by 11:00 a.m. on Tuesday, January 18, 2022 to [planning@calexico.ca.gov](mailto:planning@calexico.ca.gov) or via fax to (760) 357-7862. These comments will be read aloud during the meeting.
- 2) Make public comments live via Zoom by submitting the request via Zoom Chat. Persons should submit name and section of the agenda they wish to speak on such as "Public Comments" or state the "Agenda Item No."
- 3) In person comments.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS - NON AGENDIZED ITEMS**

**NOTE: (Not to Exceed 3 Minutes)** This is the time for the public to address the Planning Commission on any item not appearing on the agenda that is within the subject matter jurisdiction of the Planning Commission. The Chairperson will recognize you and when you come to the microphone, please state your name and place of residence for the record. While members of the public are encouraged to participate, it is unlawful to disturb or delay the Planning Commission meeting with personal or slanderous remarks. The Planning Commission is prohibited by State law from taking action or discussion items not included on the printed agenda. If the item you wish to comment on is on the public portion of the agenda, we will take your comment when we get to the item on the agenda. Please direct your questions and comments to the Planning Commission.

**CONSENT AGENDA**

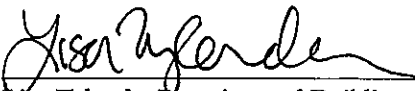
All matters listed under the Consent Agenda are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Agenda and considered separately by the Commission.

1. Approval of Planning Commission Meeting Minutes for October 25, 2021.

**INFORMATIONAL ITEMS****STAFF COMMENTS****PLANNING COMMISSIONER COMMENTS****ADJOURNMENT**

It is the intention of the City of Calexico to comply with the Americans with Disabilities Act in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services please request such modification or accommodation from the City Clerk at (760) 768-2102. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at the time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support or opposition to the proposal at which time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at the office of the City Clerk, 608 Heber Avenue from 8:00 a.m. until 5:00 p.m. Monday through Thursday, except legal holidays. Telephone inquiries may be made at (760) 768-2102. If you challenge any agenda issue in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Calexico at, or prior to, the public meeting.

*This notice of the agenda is hereby certified to have been posted on or before 12:00 p.m. on January 17, 2022*



Lisa Tylanda, Planning and Building Services Director

1/17/2022

11:00 a.m. on January 17, 2022

**THE CALEXICO PLANNING COMMISSION MET IN SPECIAL SESSION ON THE 25<sup>TH</sup> DAY OF OCTOBER, 2021 AT 6:30 PM AT THE FERNANDO "NENE" TORRES COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CALIFORNIA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLD OF SAID MEETING PURSUANT TO EXECUTIVE ORDER N-29-30.**

**CALL TO ORDER:**

Chairperson Hodge called the meeting to order at 6:32 p.m.

**ROLL CALL:**

**PRESENT:**

Chairperson: Bill Hodge  
Secretary: Jose Alejos  
Commissioner: Marcos Dylan Castillo  
Commissioner: Jose Hinojosa (via teleconference)

**PLEDGE OF ALLEGIANCE**

Chairperson Hodge led those present in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Motion was made by Commissioner Castillo, seconded by Secretary Alejos and passed unanimously by roll-call vote to approve the agenda as presented.

**PUBLIC COMMENTS - NON AGENDIZED ITEMS – No public comments.**

**PUBLIC HEARING**

**ITEM NO. 1 - APPLICANT VERTICAL BRIDGE IS REQUESTING A CONDITIONAL USE AND VARIANCE PERMIT TO ALLOW FOR THE DEVIATION OF THE ORDAINED SETBACK AND HEIGHT REQUIREMENTS FOR THE INSTALLATION AND USE OF A 70-FOOT FAUX PALM COMMUNICATIONS ANTENNA. THE LOCATION OF THE PROPOSED PROJECT IS 902 EAST 3RD STREET; CALEXICO, CA 92231; MORE SPECIFICALLY KNOWN AS APN: 058-551-029. THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION: 1530.**

Planning and Building Services Director, Lisa Tylanda presented the project to the Planning Commission.

Chairperson Hodge opened the public hearing at 6:39 p.m.

City Manager Figueroa stated the project had been properly noticed as required by law and recommended consideration of planning commission to stand with staff recommendation of the item.

Chairperson Hodge closed the public hearing at 6:41 p.m.

Motion was made by Secretary Alejos, seconded by Commissioner Castillo and passed unanimously by roll-call vote to follow staff recommendation and deny the Conditional Use and Variance Permit requesting the use of a communications facility and the deviation of the ordained setback and height requirements for the installation and use of a 70-foot faux palm communications antenna to be located at 902 East 3<sup>rd</sup> Street; Calexico, CA 92231; more specifically known as APN: 058-551-029.

**ITEM NO. 2. APPLICANT AMG DYNAMIC ENTERPRISES INC. IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE OF A CANNABIS MICRO BUSINESS OPERATION WITHIN AN EXISTING+/- 5000 SQUARE-FOOT BUILDING LOCATED IN A COMMERCIAL HIGHWAY (CH) ZONE. THE LOCATION OF THE PROPOSED PROJECT IS 2420 PORTICO BOULEVARD, SUITE A; CALEXICO, CA 92231; MORE SPECIFICALLY KNOWN AS APN: 059-342-015**

Planning and Building Services Director, Lisa Tylanda presented the project to the Planning Commission.

Chairperson Hodge opened the public hearing at 6:48 p.m.

No public speakers.

Chairperson Hodge closed the public hearing at 6:49 p.m.

Commissioner Castillo

Motion was made by Commissioner Castillo, seconded by Secretary Alejos and passed unanimously by roll-call vote to approve Resolution No. 2021-10 for a Conditional Use Permit to allow for the use of a cannabis microbusiness at 2420 Portico Boulevard, Suite A; Calexico, CA 92231; more specifically known as APN: 059-342-015 by applicant AMG Dynamic Enterprises Inc.

**ITEM NO. 3 - APPLICANT VALLEY CANNABIS CO. IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE OF A CANNABIS MICROBUSINESS OPERATION AND RELOCATION OF A CANNABIS RETAILER WITHIN AN EXISTING + /- 5000 SQUARE-FOOT BUILDING WITHIN A COMMERCIAL HIGHWAY (CH) ZONE. THE LOCATION OF THE PROPOSED PROJECT IS 2421 PORTICO BOULEVARD, SUITE A; CALEXICO, CA 92231; MORE SPECIFICALLY KNOWN AS APN: 059-344-010.**

Item tabled on motion by Commissioner Castillo, seconded by Chairperson Hodge and passed unanimously.

**ITEM NO. 4. - CALEXICO PRIME LLC IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE AND OPERATION OF A CANNABIS CULTIVATION BUSINESS WITHIN AN EXISTING+/- 10000 SQUARE-FOOT BUILDING LOCATED IN A COMMERCIAL HIGHWAY (CH) ZONE. THE LOCATION OF THE PROPOSED PROJECT IS 200 WEST COLE BOULEVARD; CALEXICO, CA 92231; MORE SPECIFICALLY KNOWN AS APN: 058-020-026**

Planning and Building Services Director, Lisa Tylanda presented the project to the Planning Commission. Ms. Tylanda stated the project was found in conformance with no fiscal impact and categorically exempt from CEQA per Section 15301. Ms. Ray Sayda spoke in favor of the project and advised the growers have invested close to \$2 million on the project.

Chairperson Hodge opened the public hearing at 6:58 p.m.

No public speakers.

Chairperson Hodge closed the public hearing at 6:59 p.m.

Motion made by Secretary Alejos, seconded by Commissioner Castillo and passed unanimously by roll-call vote to approve Resolution No. 2021-12 for a Conditional Use Permit to allow for the use and operation of a cannabis cultivation business at 200 West Cole Boulevard; Calexico, CA 92231; more specifically known as APN: 058-020-026 by applicant Calexico Prime LLC.

**ITEM NO. 5. HECTOR LUKEN IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE AND OPERATION OF A WINE PRODUCTION FACILITY. THE USE/ OPERATION WOULD BE NON-STOREFRONT; ONLY PRODUCTION WILL OCCUR ONSITE. THE PROPOSED USE IS TO BE WITHIN AN EXISTING+ /- 5000 SQUARE-FOOT BUILDING LOCATED IN A COMMERCIAL HIGHWAY (CH) ZONE. THE LOCATION OF THE PROPOSED PROJECT IS 2401 PORTICO BOULEVARD; CALEXICO, CA 92231; MORE SPECIFICALLY KNOWN AS APN: 059-344-009**

Planning and Building Services Director, Lisa Tylanda presented the project to the Planning Commission. Ms. Tylanda stated the request is to operate a 246 sq. ft. winery. The production will not be open to the public, there will be no kitchen, consumption and no storefront.

Henry Luken, 2401 Portico Blvd., stated the prime production will be a honey wine.

Chairperson Hodge opened the public hearing at 7:12 p.m.

No public speakers.

Chairperson Hodge closed the public hearing at 7:13 p.m.

Ms. Tylanda responded to questions by Commissioners regarding conditional use permit and alcoholic beverage licenses and staffing.

Motion was made by Commissioner Castillo, seconded by Secretary Alejos and passed unanimously by roll-call vote to approve Resolution No. 2021-13 for a Conditional Use Permit to allow for the use and operation of a wine production facility at 2401 Portico Boulevard; Calexico, CA 92231; more specifically known as APN: 059-344-009.

## **STAFF COMMENTS**

Ms. Tylanda advised the commission that no comments have been received to date on the Housing Element Update and the deadline for comments is November 17, 2021.

**PLANNING COMMISSIONER COMMENTS** – No Comments.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:22 p.m.

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Bill Hodge, Chairperson

**ATTEST:**

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Gabriela T. Garcia, City Clerk